ILA Membership Update: Lawsuit Costs and Your Association Funds

Dear ILA Members,

The lawsuit brought by Sandra “Sandy” White has carried a substantial financial cost for ILA. The reported litigation expense is $23,314.70—approximately $106.95 for each of our 218 homes, subject to final reconciliation. This is Association money, not a separate assessment.

Bank statements confirm $18,288 paid to Nacol Law Firm between January and May 2026. Invoice and retainer reconciliation is needed to confirm the full lawsuit expense. Money consumed by litigation reduces funds available for maintenance, improvements, and reserves.

The lawsuit concerned board governance, including White’s removal and a requested special membership meeting. The court granted interim relief requiring that meeting.

The March 5 meeting did not achieve quorum: too few eligible members were represented both in person and by proxy to conduct business. Submitted ballots remained sealed until opened at the meeting in front of the membership to promote transparency. No director removal action was taken.

Sandra White subsequently withdrew her lawsuit.

We caution members against treating commentary on the unofficial Facebook page as established fact. Opinions and accusations should be checked against supporting documents. The ILA’s bank statements have been publicly posted at www.lakevilbig.com. Court filings and rulings are also available as public records.

Financial challenges predate this lawsuit. The factual minutes from the previous Board of Directors reported operating deficits for 2018 through 2021 and through October 2022, covered through reserve withdrawals. Previous boards also used special assessments to replenish reserves and address funding needs. With the current Board the ILA has operated without an operating deficit during its tenure.

The Board also reports that, with membership approval, it changed the governing documents to require membership approval of special assessments. This places an important spending decision in residents’ hands and limits the Board’s ability to impose additional charges independently.

We believe everyone should have a voice in how Association money is spent. Our responsibility is to provide accurate information, respect membership decisions, and protect the resources entrusted to ILA.

Steve Martin is the current ILA President. His contact information is listed on the website.

We wish everyone safety and happiness through the upcoming holidays!

Irving Lake Association Board of Directors

TTI ENVIRONMENTAL LABORATORIES

TEST REPORT

TTI Lab No: **T022900**

Customer ID:	CK
PO #:	N/A
Date Collected:	06/18/26
Date Received:	06/18/26
Date Reported:	06/30/26

Chan Kang
Chang Kang
1916 Pebblebrook Trail
Irving, TX 76060

Dear Chan Kang:

Please find the enclosed analytical results for the samples you submitted to TTI Environmental Laboratories.

The as-is-received samples were suitably preserved and prepared as per EPA approved methodology. The determinations were carried out using EPA approved methods. The test results are tabulated in the attached tables. The analytical data contained in these tables has undergone a thorough review and is deemed to be accurate and complete.

Everyone in our organization will work hard to earn your continued support. We appreciate the opportunity to do business with you and look forward to a growing relationship in the future.

Please do not hesitate to contact us, if we can be of any service to you or if you have any questions, at (817) 861-5322.

Hardy Pabley
Hardy Pabley, Operations

TTI ENVIRONMENTAL LABORATORIES

Project Name:	Lake Irving	TTI Lab No:	T022900
Project No:	N/A	Date Received:	06/18/2026
		Date Reported:	06/30/2026

Client Sample ID	Laboratory ID	Matrix	Sampled:
Lake Irving Sample	T022900-01	Water	06/18/2026

800 106th Street ♦ Arlington, Texas 76011 Phone: (817) 861-5322 ♦ Fax: (817) 261 1717

TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T022900
Date Received: 06/18/2026
Date Reported: 06/30/2026

Sample ID: Lake Irving Sample
TTI Sample No.: T022900-01

Sampled Date: 06/18/2026

CLASSICAL CHEMISTRY PARAMETERS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Total Algae	SM10900B			1	665	col./ml		06/18/26
Fecal Coliforms	SM9222D	1	1	1	4	col./100ml		06/18/26
Nitrate as N	EPA 300.0	0.03	0.10	1	< 0.03	mg/L	U	06/19/26
pH	SM4500H+B			1	8.65	pH Units		06/18/26
Temperature	------			1	22.8	°C		06/18/26
Time	------			1	16.00	Time		06/18/26
Total Plate Count	SM9216M	1	1	1	1665	col./100ml		06/23/26
Turbidity	SM2130B-01	0.5	0.5	1	5.2	NTU		06/19/26

TOTAL METALS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Arsenic	EPA 200.7	0.007	0.050	1	< 0.007	mg/L	U	06/26/26
Barium	EPA 200.7	0.003	0.05	1	0.0255	mg/L	J	06/26/26
Cadmium	EPA 200.7	0.007	0.05	1	0.0084	mg/L	J	06/26/26
Chromium	EPA 200.7	0.008	0.05	1	< 0.008	mg/L	U	06/26/26
Lead	EPA 200.7	0.009	0.05	1	< 0.009	mg/L	U	06/26/26
Mercury	EPA 245.1	0.0002	0.0002	1	< 0.0002	mg/L	U	06/30/26
Phosphorus	EPA 200.7	0.026	0.050	1	8.96	mg/L		06/26/26
Selenium	EPA 200.7	0.005	0.05	1	< 0.005	mg/L	U	06/26/26

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T022900
Date Received: 06/18/2026
Date Reported: 06/30/2026

Sample ID: Lake Irving Sample
TTI Sample No.: T022900-01

Sampled Date: 06/18/2026

TOTAL METALS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Silver	EPA 200.7	0.006	0.025	1	< 0.006	mg/L	U	06/26/26

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T022900
Date Received: 06/18/2026
Date Reported: 06/30/2026

CLASSICAL CHEMISTRY PARAMETERS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6061905 - Default Prep GenChem											
Blank (6061905-BLK1)					Prepared & Analyzed: 06/18/26						
Total Algae	0.00			col./ml							U
Batch 6061910 - Default Prep GenChem											
Blank (6061910-BLK1)					Prepared & Analyzed: 06/18/26						
Fecal Coliforms	< 1	1	1	col./100ml							U
Batch 6061916 - Default Prep GenChem											
Duplicate (6061916-DUP1)		**Source: T022889-01**			Prepared & Analyzed: 06/18/26						
pH	6.99			pH Units		6.99			0.00	200	
Temperature	19.6			°C		19.6			0.00	200	
Time	16.02			Time		16.04			0.125	200	
Batch 6061917 - Default Prep GenChem											
Blank (6061917-BLK1)					Prepared & Analyzed: 06/19/26						
Nitrate as N	< 0.03	0.03	0.10	mg/L							U
LCS (6061917-BS1)					Prepared & Analyzed: 06/19/26						
Nitrate as N	10.5	0.03	0.10	mg/L	10.0		105	80-120			
LCS Dup (6061917-BSD1)					Prepared & Analyzed: 06/19/26						
Nitrate as N	10.5	0.03	0.10	mg/L	10.0		105	80-120	0.381	20	
Batch 6061921 - Default Prep GenChem											
Blank (6061921-BLK1)					Prepared & Analyzed: 06/19/26						
Turbidity	< 0.5	0.5	0.5	NTU							U
LCS (6061921-BS1)					Prepared & Analyzed: 06/19/26						
Turbidity	18.08	0.5	0.5	NTU	20.0		90.4	90-110			
LCS Dup (6061921-BSD1)					Prepared & Analyzed: 06/19/26						
Turbidity	18.76	0.5	0.5	NTU	20.0		93.8	90-110	3.69	20	

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TTI ENVIRONMENTAL LABORATORIES

Project Name:	Lake Irving	TTI Lab No:	T022900
Project No:	N/A	Date Received:	06/18/2026
		Date Reported:	06/30/2026

CLASSICAL CHEMISTRY PARAMETERS - Quality Control

TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6061922 - Default Prep GenChem											
Blank (6061922-BLK1)					Prepared: 06/18/26 Analyzed: 06/23/26						
Total Plate Count	< 1	1	1	col./100ml							U

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T022900
Date Received: 06/18/2026
Date Reported: 06/30/2026

TOTAL METALS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6061801 - EPA 200.7											
Blank (6061801-BLK1)					Prepared: 06/18/26 Analyzed: 06/26/26						
Arsenic	< 0.007	0.007	0.050	mg/L							U
Barium	< 0.003	0.003	0.05	"							U
Cadmium	< 0.007	0.007	0.05	"							U
Chromium	< 0.008	0.008	0.05	"							U
Lead	< 0.009	0.009	0.05	"							U
Phosphorus	< 0.026	0.026	0.050	"							U
Selenium	< 0.005	0.005	0.05	"							U
Silver	< 0.006	0.006	0.025	"							U
LCS (6061801-BS1)					Prepared: 06/18/26 Analyzed: 06/26/26						
Arsenic	1.00	0.077	0.550	mg/L	1.00		100	85-115			
Barium	0.8954	0.033	0.55	"	1.00		89.5	85-115			
Cadmium	0.9042	0.077	0.55	"	1.00		90.4	85-115			
Chromium	0.9867	0.088	0.55	"	1.00		98.7	85-115			
Lead	1.023	0.099	0.55	"	1.00		102	85-115			
Phosphorus	0.977	0.312	0.600	"	1.00		97.7	80-120			
Selenium	0.9658	0.055	0.55	"	1.00		96.6	85-115			
Silver	0.4664	0.066	0.275	"	0.500		93.3	85-115			
LCS Dup (6061801-BSD1)					Prepared: 06/18/26 Analyzed: 06/26/26						
Arsenic	1.10	0.084	0.600	mg/L	1.00		110	85-115	9.46	20	
Barium	0.9744	0.036	0.6	"	1.00		97.4	85-115	8.45	20	
Cadmium	0.9876	0.084	0.6	"	1.00		98.8	85-115	8.82	20	
Chromium	1.0692	0.096	0.6	"	1.00		107	85-115	8.03	20	
Lead	1.116	0.108	0.6	"	1.00		112	85-115	8.70	20	
Phosphorus	0.995	0.312	0.600	"	1.00		99.5	80-120	1.83	20	
Selenium	1.0644	0.06	0.6	"	1.00		106	85-115	9.71	20	
Silver	0.522	0.072	0.3	"	0.500		104	85-115	11.3	20	
Matrix Spike (6061801-MS1)		**Source: T022875-01**			Prepared: 06/18/26 Analyzed: 06/26/26						
Arsenic	1.10	0.084	0.600	mg/L	1.00	<	110	70-130			
Barium	0.9756	0.036	0.6	"	1.00	0.0535	92.2	70-130			
Cadmium	0.9912	0.084	0.6	"	1.00	0.0085	98.3	70-130			
Chromium	1.0704	0.096	0.6	"	1.00	<	107	70-130			
Lead	1.1124	0.108	0.6	"	1.00	<	111	70-130			

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T022900
Date Received: 06/18/2026
Date Reported: 06/30/2026

TOTAL METALS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6061801 - EPA 200.7											
Matrix Spike (6061801-MS1)		**Source: T022875-01**			Prepared: 06/18/26 Analyzed: 06/26/26						
Phosphorus	5.66	0.312	0.600	mg/L	1.00	4.81	84.3	70-130			
Selenium	1.0632	0.06	0.6	"	1.00	<	106	70-130			
Silver	0.5256	0.072	0.3	"	0.500	<	105	70-130			
Matrix Spike Dup (6061801-MSD1)		**Source: T022875-01**			Prepared: 06/18/26 Analyzed: 06/26/26						
Arsenic	1.10	0.084	0.600	mg/L	1.00	<	110	70-130	0.655	20	
Barium	0.9864	0.036	0.6	"	1.00	0.0535	93.3	70-130	1.10	20	
Cadmium	1.0044	0.084	0.6	"	1.00	0.0085	99.6	70-130	1.32	20	
Chromium	1.0608	0.096	0.6	"	1.00	<	106	70-130	0.901	20	
Lead	1.11	0.108	0.6	"	1.00	<	111	70-130	0.216	20	
Phosphorus	5.70	0.312	0.600	"	1.00	4.81	89.0	70-130	0.824	20	
Selenium	1.074	0.06	0.6	"	1.00	<	107	70-130	1.01	20	
Silver	0.5328	0.072	0.3	"	0.500	<	107	70-130	1.36	20	
Batch 6062204 - EPA 245.1/245.2 Prep											
Blank (6062204-BLK1)					Prepared: 06/29/26 Analyzed: 06/30/26						
Mercury	< 0.0002	0.0002	0.0002	mg/L							U
LCS (6062204-BS1)					Prepared: 06/29/26 Analyzed: 06/30/26						
Mercury	0.0057	0.0002	0.0002	mg/L	0.00500		114	80-120			
LCS Dup (6062204-BSD1)					Prepared: 06/29/26 Analyzed: 06/30/26						
Mercury	0.0052	0.0002	0.0002	mg/L	0.00500		104	80-120	9.17	25	
Matrix Spike (6062204-MS1)		**Source: T022903-01**			Prepared: 06/29/26 Analyzed: 06/30/26						
Mercury	0.0046	0.0002	0.0002	mg/L	0.00500	<	92.0	70-130			
Matrix Spike Dup (6062204-MSD1)		**Source: T022903-01**			Prepared: 06/29/26 Analyzed: 06/30/26						
Mercury	0.0049	0.0002	0.0002	mg/L	0.00500	<	98.0	70-130	6.32	25	

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TTI ENVIRONMENTAL LABORATORIES

Project Name:	Lake Irving	TTI Lab No:	T022900
Project No:	N/A	Date Received:	06/18/2026
		Date Reported:	06/30/2026

Notes and Definitions

U	Analyte included in the analysis, but not detected
J	Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
SDL	Sample Detection Limit
MQL	Method Quantitation Limit
DF	Dilution Factor

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800 106th Street
Arlington, Texas 76011

TTI ENVIRONMENTAL LABORATORIES

CHAIN OF CUSTODY RECORD

Telephone: (817) 861-5322
FAX: (817) 261-1717
www.ttilabs.com

CLIENT NAME: Chan Kang
CLIENT ADDRESS: 1916 Pebblebrook Trail
CITY, STATE, ZIP: Irving TX 75060
P.O. NO.: N/A

CLIENT CONTACT: Chan Kang
PHONE: (817) 658-3502
FAX: -
EMAIL: CKang93@yahoo.com
QUOTE NO.:

PROJECT NO.: N/A
PROJECT NAME: Lake Irving
SAMPLER'S NAME: Chan Kang

LAB USE
LAB NO. T022900
ON ICE: YES ☐ NO ☐
TEMP.OF COOLERS °C 0.4C
3 | 4 | 5 | 6 | >6
CUSTODY SEAL: Cooler Y ☐ N ☑ Samples Y ☐ N ☑
SEAL INTACT: Cooler Y ☐ N ☐ Samples Y ☐ N ☐

Sample Collection: Date Ex:mm/dd/yy	Time Ex:hh:mm	(C)omp (G)rab	Matrix[1]	Sample Description	No. / Type Containers[2]: VOA	A/G 1 LT.	4 OZ.	P/O	PRES[3]	Metals RCRA 8, Phosphorous	Nitrate	Algae	Total Bacteria	Coliform, Fecal	Turbidity	pH					DRY WT.	TRRP	HOLD[4]	TTI Lab ID
06/18/26	3:00pm	G	W	Lake Irving Sample				5	2467	✓	✓	✓	✓	✓	✓	✓								T022900-01

TT 6.18.26

TURNAROUND TIME:
☑ STANDARD 5 Business Days
☐ 50% RUSH 3 Business Days
☐ 100% RUSH 1Business Day / ASAP*
☐ E.R. 300% RUSH Same Day / ASAP*

1. MATRIX: WW-Wastewater; W-Water; S-Soil; SD-Solid; L-Liquid; A-Airbag; C-Charcoal Tube; SL-Sludge; O-Oil
2.CONTAINERS: VOA-40ml vial; A/G-Amber or Glass 1 Liter; 4 oz-Glass Wide Mouth; P/O-Plastic or Other
3.PRES.: 1-None; 2-1:1HNO_3; 3-1:1 HCL; 4-1:1 H_2SO_4; 5-NaOH; 6-Ice; 7-Other
4.HOLD: Lab will hold samples for 30 (thirty) days.

Relinquished by (Signature)	Date	Time	Received By: (Signature)	Date	Time
[signature]	6/18/26	3:28	[signature]	6.18.26	1528
Relinquished by (Signature)	Date	Time	Received By: (Signature)	Date	Time
Relinquished by (Signature)	Date	Time	Received By: (Signature)	Date	Time

REMARKS: ☑ TTI Drop Off ☐ TTI Pickup

TEMP GUN #12

Clients delivery of samples to TTI constitutes acceptance to reimburse TTI as per the terms and conditions listed in the price schedule.

IRVING LAKE ASSOCIATION, INC.

IRVING, TEXAS

FINANCIAL STATEMENTS

As of

DECEMBER 31, 2025

TOGETHER WITH

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

SCHNAUFER & WALKER
Professional Corporation

Dallas, Texas

IRVING LAKE ASSOCIATION, INC.
Financial Statements
For the Year Ended December 31, 2025

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SCHNAUFER & WALKER
Professional Corporation
4099 McEwen Road, Suite 610
Dallas, Texas 75244
www.TheNonprofitCPA.org
Office: (972) 798-2046 Fax: (866) 334-1362

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors of
Irving Lake Association, Inc.
Irving, Texas

We have reviewed the accompanying financial statements of **Irving Lake Association, Inc.** (a Texas nonprofit organization), which comprise the statement of financial position as of December 31, 2025, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA). Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of **Irving Lake Association, Inc.** and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Schnaufer & Walker, P.C.

Dallas, Texas

May 8, 2026

IRVING LAKE ASSOCIATION, INC.
Statement of Financial Position
December 31, 2025

ASSETS		
Current assets:		
Cash and cash equivalents	$	151,014
Property owner dues receivables		31,756
TOTAL ASSETS	$	182,770
LIABILITIES		
Current liabilities:		
Accounts payable and accrued liabilities	$	-
TOTAL LIABILITIES		-
NET ASSETS		
Without POA restrictions		182,770
With POA restrictions		-
TOTAL NET ASSETS		182,770
TOTAL LIABILITIES AND NET ASSETS	$	182,770

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statement of Activities
For The Year Ended December 31, 2025

CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS:		
Operating:		
Revenue and other support:		
Property owner dues and fees	$	51,462
Other income		29,815
Net assets released from restrictions		53,500
Total operating revenue and other support		134,777
Expenses:		
Program services:		
Property owner services		184,783
Total program services		184,783
Supporting services:		
Management and general		17,248
Total supporting services		17,248
Total operating expenses		202,031
(Deficit) of operating revenue over expenses		(67,254)
Nonoperating:		
Other income and expense:		
Interest and dividends		2,431
Irving ISD property taxes		(29)
Total other income and expense		2,402
CHANGES IN NET ASSETS WITH POA RESTRICTIONS:		
Net assets released from restrictions		(53,500)
Increase (decrease) in net assets with POA restrictions		(53,500)
(Deficit) of revenue over expenses		(118,352)
(DECREASE) IN NET ASSETS		(118,352)
NET ASSETS AT BEGINNING OF YEAR		301,122
NET ASSETS AT END OF YEAR	$	182,770

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statement of Functional Expenses
For The Year Ended December 31, 2025

	Program services	Supporting services	
Expenses	Property owner services	Management and general	Totals
Advertising and Marketing	$ -	$ 1,208	$ 1,208
Bank fees	-	76	76
Charitable Contributions	-	96	96
Events	2,025	-	2,025
Insurance	-	6,187	6,187
Legal fees	-	1,244	1,244
Licenses and permits	-	75	75
Office supplies	-	6,534	6,534
Postage and delivery	-	444	444
Printing	-	10	10
Repairs and maintenance	182,758	-	182,758
Software	-	413	413
Utilities	-	150	150
Website	-	811	811
Totals	$ 184,783	$ 17,248	$ 202,031

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2025

RECONCILIATION OF (DECREASE) IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
(Decrease) in net assets	$	(118,352)
Interest and dividends reinvested		(2,431)
Changes in operating assets and liabilities:		
(Increase) in accounts receivable		(17,349)
(Decrease) in accounts payable		(158)
NET CASH (USED IN) OPERATING ACTIVITIES		(138,290)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Sales of investments, net		122,666
NET CASH PROVIDED BY PROVIDED BY INVESTING ACTIVITIES		122,666
CASH FLOWS FROM FINANCING ACTIVITIES:		
Decrease in restricted cash for property improvements		53,500
NET CASH PROVIDED BY PROVIDED BY FINANCING ACTIVITIES		53,500
INCREASE IN CASH		37,876
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR		113,138
CASH AND CASH EQUIVALENTS - END OF YEAR	$	151,014

The accompanying notes are an integral part of these financial statements.

NOTE A – ASSOCIATION AND NATURE OF ACTIVITIES

Irving Lake Association, Inc. (the Association), a property owners association (POA), is a Texas not-for-profit corporation and located in Irving, Texas. The Association was established in December 1983. The Association's active board members are required to review all association details, including contact information for the board members, property manager, fees, maintenance requests, estoppel, complaints, rules and regulations, documents, and amenities. The Association's revenue primarily comes from property owner dues.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Association have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, prepaids, payables, refundable advances, and other liabilities. Under the accrual method of accounting, revenues are recorded when earned and expenses are recorded when incurred, irrespective of when paid. The significant accounting policies are described below to enhance the usefulness of the financial statements to the reader.

Income Taxes

The Organization is required to file an annual *Form 1120, U.S. Corporation Income Tax Return*, with the Internal Revenue Service; file a franchise tax report with the State of Texas; and pay property taxes to the City of Irving, Texas. The Organization is in compliance with all federal, state, and local income tax filings as of December 31, 2025.

Basis of Presentation

The financial statements of the Association have been prepared in accordance with United States generally accepted accounting principles (GAAP) and include all accounts of the Association . For financial reporting purposes, the Association follows the reporting requirements of GAAP, which requires that resources be classified for accounting and reporting purposes based on the existence or absence of property owner-imposed restrictions. This is accomplished by the classification of net asset balances into two classes of net assets: without property owner restrictions and with property owner restrictions.

The Association accounts for its funding in accordance with the provisions of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 958, ASU No. 2016-14 - *Not-for-Profit Entities (Topic 958)*, which establishes standards for external financial reporting by not-for-profit Associations and requires that resources be classified for accounting and reporting purposes into two net asset categories according to property owner imposed restrictions. ASC Topic 958 requires that the Association distinguish between property owner dues received for each net asset category in accordance with property owner-imposed

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Basis of Presentation, continued

restrictions. Accordingly, net assets of the Association and changes therein are classified and reported as follows:

Descriptions of the two net asset categories are as follows:

Without property owner restrictions (POA) – Net assets that are not subject to property owner-imposed restrictions.

With property owner restrictions (POA) – Net assets subject to property owner-imposed restrictions that will be met either by actions of the Association or the passage of time.

Property owner dues and other income are recorded when the revenue is earned, not when received. Property owners dues are recognized as revenue when earned and are recorded as net assets with property owner restrictions and net assets without property owner restrictions depending on the existence or nature of any property owner restrictions. When a property owner restriction expires, that is, when a stipulated time restriction ends or purpose of the property owner dues is accomplished, net assets with property owner restrictions are classified to net assets without property owner restrictions and reported in the statement of activities as net assets released from restrictions.

At December 31, 2025, there were none net assets with property owner restrictions. At December 31, 2025, net assets without property owner restrictions were $182,770, and have been designated to be used with the permission of the Board of Directors (the "Board").

Fair Value of Financial Instruments

The Association's financial instruments consisted of cash and cash equivalents, and accounts receivables. Accounts receivables are stated at approximately fair value. Cash and cash equivalents are stated at fair value.

Cash and Cash Equivalents

The Association considers all highly liquid investments with an original maturity of three months or less, when purchased, to be cash equivalents.

Accounts receivables

Accounts receivables consist of property owners dues as of December 31, 2024 and 2023. Almost all of the property owner dues receivables were collected in 2024 and 2025 and management believes that the remaining will be collected. Therefore, no allowance for uncollectable accounts was recorded.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Classification of Revenue and Expense

Operating activities include items which are directly related to the Association or are essential support elements of those programs. The cost of providing the various programs and other activities has been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among program activities and supporting services as shown in the statement of functional expenses.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Leases

The Association had no leases for the year ended December 31, 2025.

Advertising and marketing

The Organization charges advertising and marketing costs to operations in the year the expense is incurred. During the year ended December 31, 2025, advertising and marketing expenses incurred were $1,208.

NOTE C – FUNCTIONAL ALLOCATION OF EXPENSES

The costs of providing various programs and activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated based upon the amount expended on property owners services or management and general as shown in the statements of functional expenses. Expenses are recorded when incurred in accordance with accrual basis of accounting.

NOTE D – FINANCIAL ASSETS AND LIQUIDITY RESOURCES

As of December 31, 2025, financial assets and liquidity resources available within one year for general expenditures, such as ongoing operations and expansion efforts were as follows:

Cash and cash equivalents, total	$ 151,014
Property owner dues receivables	31,756
Total financial assets, at year end	182,770
Less those unavailable for general expenditures within one year, due to:	
Restricted by property owners with purpose restriction	(-)
Financial assets available to meet cash needs for general expenditures within one year	$ 182,770

Expenses for ongoing operations are covered by a combination of monthly property owner dues and other income. Average monthly revenue from operating income in 2025 was $6,773. Average monthly expenses for ongoing operations in 2025 were $16,836. Thus, average monthly revenue from operating income covered 40% of average monthly expenses in 2024.

NOTE E – SUBSEQUENT EVENTS

FASB ASC 855-10 requires the disclosure of the date through which an entity has evaluated subsequent events and the basis for that date. That is, whether that date represents the date the financial statements were issued or were available to be issued. The Association has evaluated subsequent events for potential recognition and/or disclosure in these financial statements through May 8, 2026, the date that the financial statements were available to be issued.

Irving Lake Association
P.O. Box 171111, Irving, Texas 75017-1111
www.lakevilbig.com

Irving Lake Association, Inc.
Governance, Financial & Special Meeting Update

Dear Members,

This communication provides an update regarding the upcoming Special Meeting, current litigation, financial position, recent projects, and questions raised by members. All actions are grounded in the Irving Lake Association Bylaws and applicable Texas law.

We extend our sincere appreciation to all members who exercised their right to vote and expressed confidence in the current Board. We are thankful for your trust and believe this decision supports stability moving forward. The Board serves every household in this Association, not just the most vocal participants, and we care deeply about the long-term well-being of our entire community.

I. Special Meeting of Members

Pursuant to Article XIII of the ILA Bylaws and in compliance with the Temporary Injunction issued by the 298th Judicial District Court of Dallas County, a Special Meeting of Members has been called.
Under:

- **Article V, Section 2 (Removal of Directors)**
- **Texas Business Organizations Code §22.211**

Director removal must occur at a membership meeting.

Vacancies may only be filled if lawfully existing under:

- **Texas Business Organizations Code §22.212**

Voting Procedure & Legal Compliance

To ensure the process is legally defensible and compliant with the governing documents and applicable law:

- The Association sought formal legal guidance regarding proxy structure, quorum, and submittal procedures.
- The vote will utilize a single consolidated proxy form listing each director separately with independent "Remove / Do Not Remove" options.
- Proxies may be submitted in accordance with the Bylaws and applicable law.
- Each director's removal will be decided independently based on the vote outcome.

The Association will comply fully with the Court's Order.

II. Operational & Financial Impact of Director Removal

Members should clearly understand the operational and financial implications of removing three directors simultaneously during active litigation.

Such action could result in:

2026 BOARD OF DIRECTORS

Steve Martin	Peter Kang	Scott Rose	Angel Pilarski	Sonny San
President	Vice President	Secretary	Treasurer	Director
ila.president.2@gmail.com	ila.2nd.vice.president@gmail.com	ila.secretary@gmail.com	Ila.treasurer@gmail.com	ila.1st.vice.president@gmail.com

Irving Lake Association
P.O. Box 171111, Irving, Texas 75017-1111
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- **Immediate disruption of legal strategy and continuity during pending litigation.**
- **Increased legal fees associated with onboarding new directors, reviewing prior decisions, and potential strategic resets.**
- **Loss of institutional knowledge critical to defending the Association in court.**
- **Delay in financial oversight, reserve monitoring, and liquidity stabilization efforts.**
- **Increased risk of insurance complications or coverage disputes due to leadership transition during active claims.**
- **Vendor and contractor uncertainty that may delay projects or increase contract pricing.**
- **Potential lender or banking relationship review due to sudden governance instability.**
- **Additional professional fees for legal, accounting, and administrative transition support.**
- **Heightened exposure to adverse litigation positioning due to perceived governance instability.**

Leadership transitions are routine under normal circumstances. They are materially more complex and financially risky during active litigation.

The Association is currently incurring significant legal defense costs. Any disruption that prolongs litigation, increases attorney time, or requires duplication of review efforts, will directly increase expenses borne by the membership.

This is not a theoretical risk. It is a measurable financial exposure.

Members retain the right to vote as provided under the Bylaws. The Board's responsibility is to ensure members understand the practical consequences of governance changes during ongoing litigation.

III. Litigation Status

The Court has issued a Temporary Injunction requiring the Special Meeting to proceed.
Trial on the merits is scheduled for July 21, 2026.

The Association will comply with the Order and continue to defend the case under Texas law.

IV. Financial Position Summary (2025)

Starting Balance (January 2025): $290,349
Ending Balance (December 2025): $151,014
Net Change: –$139,335

The reduction reflects planned reserve utilization for capital improvements, professional services, and legal compliance — not operational insolvency.

Primary income sources:

- Membership dues (Which can now be paid through Zelle!
- Interest and investment income
- Boat registrations
- Transfer fees

Major expenditures:

- Lake dredging
- Park repairs

2026 BOARD OF DIRECTORS

Steve Martin	Peter Kang	Scott Rose	Angel Pilarski	Sonny San
President	**Vice President**	**Secretary**	**Treasurer**	**Director**
ila.president.2@gmail.com	ila.2nd.vice.president@gmail.com	ila.secretary@gmail.com	Ila.treasurer@gmail.com	ila.1st.vice.president@gmail.com

- CD redemption
- Legal and professional services
- Insurance

Advance 2026 dues collected in December strengthened year-end liquidity.

V. Treasurer Transition & Financial Access

Following the prior Treasurer's departure, financial access was obtained directly from institutions in accordance with fiduciary duties under Texas Business Organizations Code §22.221.

Requests for records began February 11, 2025.

Independent CPA review confirms financial accuracy. Identified issues related to workflow and reporting clarity. Missing funds prior to 2025 were located.

VI. Dredging Clarifications

Dredging has been discussed for over a decade, primarily regarding water flow and lake health.

Hydrology data provided by contractors confirms:

- 807-acre drainage basin
- 250+ inlets
- Sediment accumulation is recurring
- Dredging requires periodic maintenance

Permitting requirements under the Irving Code of Ordinances require written approvals. No verbal authorizations were relied upon.

Contracts and presentations were provided to membership prior to commencement.

VII. Board Meeting Procedures

Under:

- Article VI (Board Meetings)
- Article XIII (Meetings of Members)
- Article XV (Records & Reports)

There is no bylaw requirement that the Board provide written responses to member questions.

Structured comment periods are necessary to ensure orderly governance and accurate recordkeeping.

VIII. Commitment to Governance

The Board remains committed to:

- Compliance with ILA Bylaws
- Compliance with Texas Business Organizations Code

2026 BOARD OF DIRECTORS

Steve Martin	Peter Kang	Scott Rose	Angel Pilarski	Sonny San
President	**Vice President**	**Secretary**	**Treasurer**	**Director**
ila.president.2@gmail.com	ila.2nd.vice.president@gmail.com	ila.secretary@gmail.com	Ila.treasurer@gmail.com	ila.1st.vice.president@gmail.com

Irving Lake Association
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www.lakevilbig.com

- Financial transparency
- Responsible reserve management
- Orderly and lawful governance

Members are encouraged to participate in the Special Meeting and exercise their voting rights.

Respectfully,

Board of Directors
Irving Lake Association, Inc.

2026 BOARD OF DIRECTORS

Steve Martin	Peter Kang	Scott Rose	Angel Pilarski	Sonny San
President	**Vice President**	**Secretary**	**Treasurer**	**Director**
ila.president.2@gmail.com	ila.2nd.vice.president@gmail.com	ila.secretary@gmail.com	Ila.treasurer@gmail.com	ila.1st.vice.president@gmail.com

IRVING LAKE ASSOCIATION, INC.

IRVING, TEXAS

FINANCIAL STATEMENTS

As of

DECEMBER 31, 2024 AND 2023

TOGETHER WITH

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

SCHNAUFER & WALKER
Professional Corporation

Dallas, Texas

IRVING LAKE ASSOCIATION, INC.
Financial Statements
For the Years Ended December 31, 2024 and 2023

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SCHNAUFER & WALKER
Professional Corporation
2695 Villa Creek Drive, Suite 268
Dallas, Texas 75234
www.TheNonprofitCPA.org
Office: (972) 798-2046 Fax: (866) 334-1362

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors of
Irving Lake Association, Inc.
Irving, Texas

We have reviewed the accompanying financial statements of **Irving Lake Association, Inc.** (a Texas nonprofit organization), which comprise the statements of financial position as of December 31, 2024 and 2023, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA). Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of **Irving Lake Association, Inc.** and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Schnaufer & Walker, P.C.

Dallas, Texas

December 19, 2025

IRVING LAKE ASSOCIATION, INC.
Statements of Financial Position
December 31, 2024 and 2023

	2024	2023
ASSETS		
Current assets:		
Cash and cash equivalents	$ 113,138	$ 51,168
Property owner dues receivables	14,407	16,586
Total current assets	127,545	67,754
Long-term assets:		
Investments	120,235	160,028
Restricted cash for property improvements	53,500	53,500
Total long-term assets	173,735	213,528
TOTAL ASSETS	$ 301,280	$ 281,282
LIABILITIES		
Current liabilities:		
Accounts payable and accrued liabilities	$ 158	$ 77
TOTAL LIABILITIES	158	77
NET ASSETS		
Without POA restrictions	247,622	227,705
With POA restrictions	53,500	53,500
TOTAL NET ASSETS	301,122	281,205
TOTAL LIABILITIES AND NET ASSETS	$ 301,280	$ 281,282

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statements of Activities
For The Years Ended December 31, 2024 and 2023

	2024	2023
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS:		
Operating:		
Revenue and other support:		
Property owner dues and fees	$ 34,549	$ 15,006
Property owner special assessment fees	-	53,500
Other income	2,614	845
Net assets released from restrictions	-	-
Total operating revenue and other support	37,163	69,351
Expenses:		
Program services:		
Property owner services	10,471	6,656
Total program services	10,471	6,656
Supporting services:		
Management and general	19,801	11,418
Total supporting services	19,801	11,418
Total operating expenses	30,272	18,074
Excess of operating revenue over expenses	6,891	51,277
Nonoperating:		
Other income and expense:		
Interest and dividends	13,184	8,961
Irving ISD property taxes	-	(1,116)
Texas franchise taxes	-	(1,139)
Federal income taxes	(158)	(77)
Total other income and expense	13,026	6,629
Excess of revenue over expenses	19,917	57,906
INCREASE IN NET ASSETS	19,917	57,906
NET ASSETS AT BEGINNING OF YEAR	281,205	223,299
NET ASSETS AT END OF YEAR	$ 301,122	$ 281,205

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statement of Functional Expenses
For The Year Ended December 31, 2024

	Program services	Supporting services	
Expenses	Property owner services	Management and general	Totals
Accounting	$ -	$ 712	$ 712
Bank fees	-	64	64
Donations	-	100	100
Events	777	-	777
Insurance	-	3,929	3,929
Legal fees	-	8,437	8,437
Office supplies	-	1,449	1,449
Other professional services	-	3,400	3,400
Postage and delivery	-	1,602	1,602
Repairs and maintenance	9,694	-	9,694
Software	-	108	108
Totals	$ 10,471	$ 19,801	$ 30,272

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
Statement of Functional Expenses
For The Year Ended December 31, 2023

	Program services	Supporting services	
Expenses	Property owner services	Management and general	Totals
Accounting	$ -	$ 650	$ 650
Events	960	-	960
Insurance	-	2,874	2,874
Legal fees	-	2,564	2,564
Office supplies	-	485	485
Other professional services	-	3,400	3,400
Printing	-	57	57
Postage and delivery	-	832	832
Repairs and maintenance	5,696	-	5,696
Software	-	108	108
Website	-	448	448
Totals	$ 6,656	$ 11,418	$ 18,074

See accompanying notes and independent accountants' review report.

IRVING LAKE ASSOCIATION, INC.
STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2024 and 2023

	2024	2023
RECONCILIATION OF INCREASE IN NET ASSETS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Increase in net assets	$ 19,917	$ 57,906
Interest and dividends reinvested	(13,184)	(8,961)
Changes in operating assets and liabilities:		
Decrease (increase) in accounts receivable	2,179	(16,586)
Increase (decrease) in accounts payable	81	(6,948)
NET CASH PROVIDED BY OPERATING ACTIVITIES	8,993	25,411
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of investments, net	-	(151,067)
Sales of investments, net	52,977	-
NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES	52,977	(151,067)
CASH FLOWS FROM FINANCING ACTIVITIES:		
(Increase) in restricted cash for property improvements	-	(53,500)
NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	-	(53,500)
INCREASE (DECREASE) IN CASH	61,970	(179,156)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	51,168	230,324
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 113,138	$ 51,168

The accompanying notes are an integral part of these financial statements.

NOTE A – ASSOCIATION AND NATURE OF ACTIVITIES

Irving Lake Association, Inc. (the Association), a property owners association (POA), is a Texas not-for-profit corporation and located in Irving, Texas. The Association was established in December 1983. The Association's active board members are required to review all association details, including contact information for the board members, property manager, fees, maintenance requests, estoppel, complaints, rules and regulations, documents, and amenities. The Association's revenue primarily comes from property owner dues.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The financial statements of the Association have been prepared on the accrual basis of accounting and accordingly reflect all significant receivables, prepaids, payables, refundable advances, and other liabilities. Under the accrual method of accounting, revenues are recorded when earned and expenses are recorded when incurred, irrespective of when paid. The significant accounting policies are described below to enhance the usefulness of the financial statements to the reader.

Income Taxes

The Organization is required to file an annual *Form 1120, U.S. Corporation Income Tax Return*, with the Internal Revenue Service; file a franchise tax report with the State of Texas; and pay property taxes to the City of Irving, Texas. The Organization is in compliance with all federal, state, and local income tax filings as of December 31, 2024 and 2023.

Basis of Presentation

The financial statements of the Association have been prepared in accordance with United States generally accepted accounting principles (GAAP) and include all accounts of the Association . For financial reporting purposes, the Association follows the reporting requirements of GAAP, which requires that resources be classified for accounting and reporting purposes based on the existence or absence of property owner-imposed restrictions. This is accomplished by the classification of net asset balances into two classes of net assets: without property owner restrictions and with property owner restrictions.

The Association accounts for its funding in accordance with the provisions of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 958, ASU No. 2016-14 - *Not-for-Profit Entities (Topic 958)*, which establishes standards for external financial reporting by not-for-profit Associations and requires that resources be classified for accounting and reporting purposes into two net asset categories according to property owner imposed restrictions. ASC Topic 958 requires that the Association distinguish between property owner dues received for each net asset category in accordance with property owner-imposed

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Basis of Presentation, continued

restrictions. Accordingly, net assets of the Association and changes therein are classified and reported as follows:

Descriptions of the two net asset categories are as follows:

Without property owner restrictions – Net assets that are not subject to property owner-imposed restrictions.

With property owner restrictions – Net assets subject to property owner-imposed restrictions that will be met either by actions of the Association or the passage of time.

Property owner dues and other income are recorded when the revenue is earned, not when received. Property owners dues are recognized as revenue when earned and are recorded as net assets with property owner restrictions and net assets without property owner restrictions depending on the existence or nature of any property owner restrictions. When a property owner restriction expires, that is, when a stipulated time restriction ends or purpose of the property owner dues is accomplished, net assets with property owner restrictions are classified to net assets without property owner restrictions and reported in the statement of activities as net assets released from restrictions.

At December 31, 2024 and 2023, there were $53,500 and $53,500 net assets with property owner restrictions, respectively. At December 31, 2024 and 2023, net assets without property owner restrictions were $247,622 and $227,705, respectively, and have been designated to be used with the permission of the Board of Directors (the "Board").

Fair Value of Financial Instruments

The Association's financial instruments consisted of cash and cash equivalents, and accounts receivables. Accounts receivables are stated at approximately fair value. Cash and cash equivalents are stated at fair value.

Cash and Cash Equivalents

The Association considers all highly liquid investments with an original maturity of three months or less, when purchased, to be cash equivalents.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Accounts receivables

Accounts receivables consist of property owners dues as of December 31, 2024 and 2023. Almost all of the property owner dues receivables were collected in 2024 and 2025 and management believes that the remaining will be collected. Therefore, no allowance for uncollectable accounts was recorded.

Investments

Investments in marketable equity securities and all debt securities are recorded at fair value, which is based on quoted market prices or dealer quotes. Interest and dividends, realized gains and losses and unrealized gains and losses are reported under investment income on the statement of activities. Investments are exposed to certain market risks, such as interest rate, credit, and overall market volatility. Due to the level of risk associated with certain investment securities and the volatility in the capital markets, changes in the value of investment securities could occur in the near term, and those investment values could materially differ from the amounts reported in the financial statements.

Classification of Revenue and Expense

Operating activities include items which are directly related to the Association or are essential support elements of those programs. The cost of providing the various programs and other activities has been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among program activities and supporting services as shown in the statement of functional expenses.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Leases

The Association had no leases for the years ended December 31, 2024 and 2023.

NOTE C – FUNCTIONAL ALLOCATION OF EXPENSES

The costs of providing various programs and activities have been summarized on a functional basis in the statements of activities. Accordingly, certain costs have been allocated based upon the amount expended on property owners services or management and general as shown in the statements of functional expenses. Expenses are recorded when incurred in accordance with accrual basis of accounting.

NOTE D – FINANCIAL ASSETS AND LIQUIDITY RESOURCES

As of December 31, 2024 and 2023, financial assets and liquidity resources available within one year for general expenditures, such as ongoing operations and expansion efforts were as follows:

	2024	2023
Cash and cash equivalents, total	**$ 166,638**	$ 104,668
Property owner dues receivables	**14,407**	16,586
Total financial assets, at year end	**181,045**	121,254
Less those unavailable for general expenditures within one year, due to:		
Restricted by property owners with purpose restriction	**(53,500)**	(53,500)
Financial assets available to meet cash needs for general expenditures within one year	**$ 127,545**	$ 67,754

Expenses for ongoing operations are covered by a combination of monthly property owner dues and other income. Average monthly revenue from operating income in 2024 and 2023 was $3,097 and $5,779. Average monthly expenses for ongoing operations in 2024 and 2023 were $2,529 and $1,694. Thus, average monthly revenue from operating income covered 122% of average monthly expenses in 2024 and 341% of average monthly expenses in 2023.

NOTE E – RESTRICTED CASH

In 2023, the Association assessed a special assessment fee on the property owners to raise funds to dredge the Irving Lake. The funds are held in a savings account with a financial institution and have been recorded by the Association as restricted cash and temporarily restricted net assets. The restricted cash was $53,500 and $53,500 for the years ended December 31, 2023 and 2024, respectively.

NOTE F – INVESTMENTS

Investments as of December 31, 2024 and 2023, consist of the following:

	2024	2023
Certificate of deposits	**$ 120,235**	$ 160,028
Total investments	**$ 120,235**	$ 160,028

Investment income for the years ended December 31, 2024 and 2023, are as follows:

	2024	2023
Investment fees and expenses	**$ (-)**	$ (-)
Interest and dividends	**13,184**	8,961
Net unrealized gains and losses	**-**	-
Net realized gains and losses	**-**	-
Total investment income, net	**$ 13,184**	$ 8,961

Overall Investment Objective

The overall investment objective of the Association is to invest its assets in a prudent manner that will achieve a long-term rate of return while diversifying risk to an acceptable minimum level given the fluctuations of the markets. The funds are to be used for the Association's expenditures when needed and with Board approval.

NOTE G – FAIR VALUE MEASUREMENT

Investment Strategy

Cash equivalent investments include cash equivalents in a U.S. money market account and are valued based on quoted market prices in active markets. U.S. equity investments and global equity investments consists of investments in mutual and exchange traded funds and are valued based on quoted market prices in active markets. Real estate investments are in a real estate investment trust (REIT) that is not listed on a national securities exchange, and are generally illiquid, and if the Association was able to sell the securities, the price received may be less than the recorded value. The investments are managed by a professional wealth management company. The Association monitors the investment practices and investment results of the investment manager on a quarterly basis, if not daily.

FASB Accounting Standards Codification 820, *Fair Value Measurements and Disclosures*, ("ASC 820") provides the framework for measuring and reporting fair value.

Fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. Those fair value measurements maximize the use of observable inputs.

NOTE G – FAIR VALUE MEASUREMENT, continued

The fair value framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quotes prices in markets that are not active or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3: Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

The following table presents the fair value hierarchy for the Association's financial assets and liabilities that are measured at fair value on a recurring basis as of December 31, 2024:

2024	Total	Level 1	Level 2	Level 3
Investments:				
Certificate of deposits	$ 120,235	$ 120,235	$ -	$ -
Total investments	$ 120,235	$ 120,235	$ -	$ -

The following table presents the fair value hierarchy for the Association's financial assets and liabilities that are measured at fair value on a recurring basis as of December 31, 2023:

2023	Total	Level 1	Level 2	Level 3
Investments:				
Certificate of deposits	$ 160,028	$ 160,028	$ -	$ -
Total investments	$ 160,028	$ 160,028	$ -	$ -

NOTE H – NET ASSETS

The Association's net assets for the years ended December 31, 2024 and 2023 were as follows:

2024	Beginning Balance	Increase (Decrease)	Ending Balance
Without POA restrictions	$ 227,705	$ 19,917	$ 247,622
With POA restrictions	53,500	-	53,500
Totals	$ 281,205	$ 19,998	$ 301,122

NOTE H – NET ASSETS, continued

2023	Beginning Balance	Increase (Decrease)	Ending Balance
Without POA restrictions	$ 223,299	$ 4,406	$ 227,705
With POA restrictions	-	53,500	53,500
Totals	$ 223,299	$ 57,906	$ 281,205

NOTE I – SUBSEQUENT EVENTS

FASB ASC 855-10 requires the disclosure of the date through which an entity has evaluated subsequent events and the basis for that date. That is, whether that date represents the date the financial statements were issued or were available to be issued. The Association has evaluated subsequent events for potential recognition and/or disclosure in these financial statements through December 19, 2025, the date that the financial statements were available to be issued.

Irving Lake Association
P.O. Box 171111, Irving, Texas 75017-1111
www.lakevilbig.com

January 2, 2026

Dear ILA Members,

An independent accounting review was recently completed covering the Irving Lake Association's finances for 2023 and 2024. The purpose of this message is to share what that review shows and why it matters to all of us as homeowners.

The report indicates that the Association's financial records for multiple years required numerous accountant adjustments to reconcile. These adjustments included the reclassification of cash and investment accounts, corrections to revenue and expense categories, and the cleanup of balances that were not clearly tracked year-to-year. This means the books, as originally kept, did not accurately reflect the Association's financial position without professional correction.

The review also shows that in 2022 an accounts-receivable balance of approximately $7,000 existed, which was later adjusted out of the records without documentation in the review explaining when or how it was collected, written off, or formally resolved. This represents a documented discrepancy that warrants further clarification.

In addition, the Association experienced significant net losses, particularly in 2023, followed by another loss in 2024, despite increased dues and special assessments during that period. The report also reflects rising legal and operating expenses, which contributed to the reduction of reserves.

Importantly, this accounting review demonstrates weak financial controls, insufficient oversight, and a lack of clear documentation over multiple years, all while under the watchful eye of an eight-member finance team. These conditions increase financial risk and are not consistent with best practices for homeowner association governance.

As members, we all share an interest in transparency, accountability, and protecting the long-term financial health of our community. The findings in this report underscore the importance of improved financial controls, clear recordkeeping, independent oversight, and responsible leadership going forward.

This information is being shared so members can make informed decisions and so the Association can move toward stronger, and with more transparent financial management.

Respectfully,
Irving Lake Association Board of Directors

2025 Board of Directors

Steve Martin	Daniel Hernandez	Peter Kang	Angel Pilarski	Hanna Beauchamp
President	Vice President	Vice President	Treasurer	Secretary
ILA.President.2@gmail.com	ILA.1st.vice.president@gmail.com	ILA.2nd.vice.president@gmail.com	ILA.Treasurer@gmail.com	ILA.Secretary@gmail.com

Dear Residents,

The Irving Lake Association Board of Directors would like to take a moment to **"Thank You"** for entrusting us with the leadership and stewardship of our community. Since our inception on **February 11, 2025**, a great deal has been accomplished — all with the goal of improving our neighborhood and fostering a stronger, more unified community.

We're proud to share the following key achievements:

- ✅ **Dredging Project Completed** – Over a decade long-standing initiative completed with a **cost savings of $45,000**
- ✅ **Cypress Cove Park Repairs Finalized** – Upgraded for more comfortable resident use
- ✅ **Lake Water Testing Completed** – **Healthy Lake Status Confirmed** with a **cost savings of $4,525**
- ✅ **Revised ILA Website Launched** – A more user-friendly experience www.lakevilbig.com
- ✅ **Delinquent Accounts Collected** – **75%** of past-due balances recovered
- ✅ **Outstanding Association Bills Resolved**
- ✅ **Increased Financial Transparency** – Monthly bank transactions posted on website and electronic payments instituted.
- ✅ **Reduced Overall Association Expenses**
- ✅ **"Yard of the Month" Program Reinstated** – Funded and supported
- ✅ **Community Events Sponsored & Attended:**
    - Easter Egg Hunt
    - Casbeer Kids Fishing Classic
    - National Night Out
- ✅ **Ongoing Commitment to Unity & Fairness** for ALL residents

We encourage everyone to stay informed by visiting the **Official ILA Website** regularly www.lakevilbig.com. All board activities, updates, and financial reports are posted there to ensure **full transparency**.

If you have **questions or concerns**, we kindly ask that you email your Board Members directly. We promise to respond **truthfully** and **promptly as appropriate**. Please note that **all inquiries and responses are shared publicly** on the website to keep communication open and accountable.

Lastly, we sincerely ask for your continued **prayers and support**. While we remain focused on serving our community, we have been the target of ongoing **criticism, harassment, and threats of litigation on unofficial social media platforms (e.g., Facebook)**, often led by former board members and their affiliates, which could ultimately lead to ILA funds being depleted, for unnecessary litigation. Please be aware that **we do not authorize, condone, endorse, or affiliate** with these outlets.

Thank you again for your trust and support. We hope to see you at the next annual membership meeting.

Gracefully submitted,
Your 2025 Irving Lake Association Board of Directors

TTI ENVIRONMENTAL LABORATORIES

TEST REPORT

TTI Lab No: **T019697**

Customer ID:	CK
PO #:	N/A
Date Collected:	09/10/25
Date Received:	09/10/25
Date Reported:	09/24/25

Chan Kang
Chang Kang
1916 Pebblebrook Trail
Irving, TX 76060

Dear Chan Kang:

Please find the enclosed analytical results for the samples you submitted to TTI Environmental Laboratories.

The as-is-received samples were suitably preserved and prepared as per EPA approved methodology. The determinations were carried out using EPA approved methods. The test results are tabulated in the attached tables. The analytical data contained in these tables has undergone a thorough review and is deemed to be accurate and complete.

Everyone in our organization will work hard to earn your continued support. We appreciate the opportunity to do business with you and look forward to a growing relationship in the future.

Please do not hesitate to contact us, if we can be of any service to you or if you have any questions, at (817) 861-5322.

Hardy Pabley
Hardy Pabley, Operations

TTI ENVIRONMENTAL LABORATORIES

Project Name:	Lake Irving	TTI Lab No:	T019697
Project No:	N/A	Date Received:	09/10/2025
		Date Reported:	09/24/2025

Client Sample ID	Laboratory ID	Matrix	Sampled:
Lake Irving Sample	T019697-01	Water	09/10/2025

800 106th Street ♦ Arlington, Texas 76011 Phone: (817) 861-5322 ♦ Fax: (817) 261 1717

TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

Sample ID: Lake Irving Sample
TTI Sample No.: T019697-01

Sampled Date: 09/10/2025

CLASSICAL CHEMISTRY PARAMETERS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Total Algae	SM10900B			1	0.00	col./ml	U	09/10/25
Chloride	SM4500-CL	0.0300	0.100	1	24.3	mg/L		09/18/25
Nitrate/Nitrite as N	EPA 300.0	0.03	0.10	1	2.26	mg/L		09/16/25
Nitrate as N	EPA 300.0	0.03	0.10	1	2.26	mg/L		09/16/25
Nitrite as N	EPA 300.0	0.03	0.10	1	< 0.03	mg/L	U	09/16/25
Total Plate Count	SM9230M	1	1	1	1625	col./100ml		09/10/25

TOTAL METALS

ANALYTE	METHOD NUMBER	SDL	MQL	DF	SAMPLE RESULTS	UNITS	FLG	ANALYSIS DATE
Arsenic	EPA 200.7	0.007	0.05	1	< 0.007	mg/L	U	09/16/25
Barium	EPA 200.8	0.003	0.05	1	0.044	mg/L	J	09/16/25
Cadmium	EPA 200.7	0.007	0.05	1	< 0.007	mg/L	U	09/16/25
Chromium	EPA 200.7	0.008	0.05	1	< 0.008	mg/L	U	09/16/25
Lead	EPA 200.7	0.009	0.05	1	< 0.009	mg/L	U	09/16/25
Mercury	EPA 245.1	0.0002	0.0002	1	< 0.0002	mg/L	U	09/12/25
Selenium	EPA 200.7	0.005	0.05	1	< 0.005	mg/L	U	09/16/25
Silver	EPA 200.7	0.006	0.025	1	< 0.006	mg/L	U	09/16/25

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

CLASSICAL CHEMISTRY PARAMETERS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5091216 - Default Prep GenChem											
Blank (5091216-BLK1)					Prepared: 09/17/25 Analyzed: 09/18/25						
Chloride	< 0.0300	0.0300	0.100	mg/L							U
LCS (5091216-BS1)					Prepared: 09/17/25 Analyzed: 09/18/25						
Chloride	10.2	0.0300	0.100	mg/L	10.0		102	80-120			
LCS Dup (5091216-BSD1)					Prepared: 09/17/25 Analyzed: 09/18/25						
Chloride	10.3	0.0300	0.100	mg/L	10.0		103	80-120	0.681	20	
Batch 5091218 - Default Prep GenChem											
Blank (5091218-BLK1)					Prepared: 09/12/25 Analyzed: 09/16/25						
Nitrate as N	< 0.03	0.03	0.10	mg/L							U
Nitrate/Nitrite as N	< 0.03	0.03	0.10	"							U
Nitrite as N	< 0.03	0.03	0.10	"							U
LCS (5091218-BS1)					Prepared: 09/12/25 Analyzed: 09/16/25						
Nitrate as N	10.7	0.03	0.10	mg/L	10.0		107	80-120			
Nitrate/Nitrite as N	21.3	0.03	0.10	"	20.0		106	80-120			
Nitrite as N	10.6	0.03	0.10	"	10.0		106	80-120			
LCS Dup (5091218-BSD1)					Prepared: 09/12/25 Analyzed: 09/16/25						
Nitrate as N	10.7	0.03	0.10	mg/L	10.0		107	80-120	0.560	20	
Nitrate/Nitrite as N	19.9	0.03	0.10	"	20.0		99.3	80-120	7.00	20	
Nitrite as N	9.12	0.03	0.10	"	10.0		91.2	80-120	15.2	20	
Batch 5091231 - Default Prep GenChem											
Blank (5091231-BLK1)					Prepared & Analyzed: 09/10/25						
Total Plate Count	< 1	1	1	col./100ml							U
Batch 5091232 - Default Prep GenChem											
Blank (5091232-BLK1)					Prepared & Analyzed: 09/10/25						
Total Algae	0.00			col./ml							U
Duplicate (5091232-DUP1)		**Source: T019697-01**			Prepared & Analyzed: 09/10/25						
Total Algae	0.00			col./ml		0.00				200	U

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

TOTAL METALS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5091004 - EPA 245.1/245.2 Prep											
Blank (5091004-BLK1)					Prepared & Analyzed: 09/12/25						
Mercury	< 0.0002	0.0002	0.0002	mg/L							U
LCS (5091004-BS1)					Prepared & Analyzed: 09/12/25						
Mercury	0.0045	0.0002	0.0002	mg/L	0.00500		90.0	80-120			
LCS Dup (5091004-BSD1)					Prepared & Analyzed: 09/12/25						
Mercury	0.0051	0.0002	0.0002	mg/L	0.00500		102	80-120	12.5	25	
Matrix Spike (5091004-MS1)		**Source: T019656-01**			Prepared & Analyzed: 09/17/25						
Mercury	0.0054	0.0002	0.0002	mg/L	0.00500	<	108	70-130			
Matrix Spike Dup (5091004-MSD1)		**Source: T019656-01**			Prepared & Analyzed: 09/12/25						
Mercury	0.0053	0.0002	0.0002	mg/L	0.00500	<	106	70-130	1.87	25	
Batch 5091101 - EPA 200.7											
Blank (5091101-BLK1)					Prepared: 09/11/25 Analyzed: 09/16/25						
Arsenic	< 0.007	0.007	0.05	mg/L							U
Barium	< 0.003	0.003	0.05	"							U
Cadmium	< 0.007	0.007	0.05	"							U
Chromium	< 0.008	0.008	0.05	"							U
Lead	< 0.009	0.009	0.05	"							U
Selenium	< 0.005	0.005	0.05	"							U
Silver	< 0.006	0.006	0.025	"							U
LCS (5091101-BS1)					Prepared: 09/11/25 Analyzed: 09/16/25						
Arsenic	1.059	0.007	0.05	mg/L	1.00		106	85-115			
Barium	0.9656	0.003	0.05	"	1.00		96.6	85-115			
Cadmium	1.037	0.007	0.05	"	1.00		104	85-115			
Chromium	1.062	0.008	0.05	"	1.00		106	85-115			
Lead	0.9969	0.009	0.05	"	1.00		99.7	85-115			
Selenium	1.011	0.005	0.05	"	1.00		101	85-115			
Silver	0.4744	0.006	0.025	"	0.500		94.9	85-115			
LCS Dup (5091101-BSD1)					Prepared: 09/11/25 Analyzed: 09/16/25						
Arsenic	1.072	0.007	0.05	mg/L	1.00		107	85-115	1.22	20	
Barium	0.9797	0.003	0.05	"	1.00		98.0	85-115	1.45	20	

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TTI ENVIRONMENTAL LABORATORIES

Project Name: Lake Irving
Project No: N/A

TTI Lab No: T019697
Date Received: 09/10/2025
Date Reported: 09/24/2025

TOTAL METALS - Quality Control
TTI ENVIRONMENTAL LABORATORIES

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5091101 - EPA 200.7											
LCS Dup (5091101-BSD1)					Prepared: 09/11/25 Analyzed: 09/16/25						
Cadmium	1.046	0.007	0.05	mg/L	1.00		105	85-115	0.864	20	
Chromium	1.077	0.008	0.05	"	1.00		108	85-115	1.40	20	
Lead	1.003	0.009	0.05	"	1.00		100	85-115	0.610	20	
Selenium	1.022	0.005	0.05	"	1.00		102	85-115	1.08	20	
Silver	0.4841	0.006	0.025	"	0.500		96.8	85-115	2.02	20	
Matrix Spike (5091101-MS1)		**Source: T019691-01**			Prepared: 09/11/25 Analyzed: 09/16/25						
Arsenic	1.071	0.007	0.05	mg/L	1.00	<	107	70-130			
Barium	0.9772	0.003	0.05	"	1.00	<	97.7	70-130			
Cadmium	1.041	0.007	0.05	"	1.00	<	104	70-130			
Chromium	1.075	0.008	0.05	"	1.00	<	108	70-130			
Lead	1	0.009	0.05	"	1.00	<	100	70-130			
Selenium	1.017	0.005	0.05	"	1.00	<	102	70-130			
Silver	0.3793	0.006	0.025	"	0.500	<	75.9	70-130			
Matrix Spike Dup (5091101-MSD1)		**Source: T019691-01**			Prepared: 09/11/25 Analyzed: 09/16/25						
Arsenic	1.067	0.007	0.05	mg/L	1.00	<	107	70-130	0.374	20	
Barium	0.9796	0.003	0.05	"	1.00	<	98.0	70-130	0.245	20	
Cadmium	1.041	0.007	0.05	"	1.00	<	104	70-130	0.00	20	
Chromium	1.084	0.008	0.05	"	1.00	<	108	70-130	0.834	20	
Lead	0.9964	0.009	0.05	"	1.00	<	99.6	70-130	0.361	20	
Selenium	1.015	0.005	0.05	"	1.00	<	102	70-130	0.197	20	
Silver	0.425	0.006	0.025	"	0.500	<	85.0	70-130	11.4	20	

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TTI ENVIRONMENTAL LABORATORIES

Project Name:	Lake Irving	TTI Lab No:	T019697
Project No:	N/A	Date Received:	09/10/2025
		Date Reported:	09/24/2025

Notes and Definitions

U	Analyte included in the analysis, but not detected
J	Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference
SDL	Sample Detection Limit
MQL	Method Quantitation Limit
DF	Dilution Factor

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800 106th Street
Arlington, Texas 76011

Telephone: (817) 861-5322
FAX: (817) 261-1717
www.ttilabs.com

TTI ENVIRONMENTAL LABORATORIES

CHAIN OF CUSTODY RECORD

CLIENT NAME	Chan Kang
CLIENT CONTACT	
CLIENT ADDRESS	1916 Pebblebrook Trail
PHONE	(817) 658-3502
CITY, STATE, ZIP	Irving TX 75060
FAX	-
EMAIL	CKang93@yahoo.com
P.O. NO.	N/A
QUOTE NO.	
PROJECT NO.	N/A
PROJECT NAME	Lake Irving
SAMPLER'S NAME	Chan Kang

LAB USE

LAB NO. T019697

ON ICE ☑ YES ☐ NO

TEMP.OF COOLERS °C 3.5°C

3	4	5	6	>6

CUSTODY SEAL

Cooler	Samples
☐ Y ☑ N	☐ Y ☑ N

SEAL INTACT

Cooler	Samples
☐ Y ☐ N	☐ Y ☐ N

TEST PARAMETERS

Date (Ex:mm/dd/yy)	Time (Ex:hh:mm)	(C)omp / (G)rab	Matrix[1]	Sample Description	VOA	A/G 1 LT.	4 OZ.	P/O	PRES[3]	Metals RCRA 8	Nitrate/Nitrite-N	Algaue	Total Bacteria	Chloride	DRY WT.	TRRP	HOLD[4]	TTI Lab ID
09/10/25	14:00	G	W	Lake Irving Sample				5	2467	✓	✓	✓	✓	✓				T019697-01

9.10.25

TURNAROUND TIME:

☑ STANDARD 5 Business Days ☐ 50% RUSH 3 Business Days ☐ 100% RUSH 1Business Day / ASAP* ☐ E.R. 300% RUSH Same Day / ASAP*

1. MATRIX: WW-Wastewater; W-Water; S-Soil; SD-Solid; L-Liquid; A-Airbag; C-Charcoal Tube; SL-Sludge; O-Oil
2. CONTAINERS: VOA-40ml vial; A/G-Amber or Glass 1 Liter; 4 oz-Glass Wide Mouth; P/O-Plastic or Other
3. PRES.: 1-None; 2-1:1HNO_3; 3-1:1 HCL; 4-1:1 H_2SO_4; 5-NaOH; 6-Ice; 7-Other_____
4. HOLD: Lab will hold samples for 30 (thirty) days.

Relinquished by (Signature)	Date	Time	Received By: (Signature)	Date	Time
[signature]	9/10/25	2:36	[signature]	9.10.25	1430
Relinquished by (Signature)	Date	Time	Received By: (Signature)	Date	Time
Relinquished by (Signature)	Date	Time	Received By: (Signature)	Date	Time

REMARKS: ☐ TTI Drop Off ☐ TTI Pickup

TEMP GUN #12

Clients delivery of samples to TTI constitutes acceptance to reimburse TTI as per the terms and conditions listed in the price schedule.